

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: May 18, 2005

Division: Administration

Bulk Item: Yes ☐ No ☒

Department: Administration

Staff Contact Person: Tom Willi

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**AGENDA ITEM WORDING:**

Submission of written staff report outlining research relative to the use of water saving plumbing fixtures in new residential construction and the construction and renovation of government facilities.

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**ITEM BACKGROUND:**

The Board discussed the subject on April 20, 2005. A follow up report was requested at the meeting.

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**PREVIOUS RELEVANT BOCC ACTION:**

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**CONTRACT/AGREEMENT CHANGES:**

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**STAFF RECOMMENDATIONS:**

Staff recommends that Monroe County Board of County Commissioners adopt a resolution requiring that, where possible, all Monroe County owned and maintained buildings be equipped with the waterless type urinals.

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**TOTAL COST:** NA

**BUDGETED:** Yes ☐ No ☐

**COST TO COUNTY:** NA

**SOURCE OF FUNDS:** \_\_\_\_\_

**REVENUE PRODUCING:** Yes ☐ No ☒ **AMOUNT PER MONTH** \_\_\_\_\_ **Year** \_\_\_\_\_

**APPROVED BY:** County Atty ☐ OMB/Purchasing ☐ Risk Management ☐

**DIVISION DIRECTOR APPROVAL:** Thomas J. Willi  
(TYPE NAME HERE)

**DOCUMENTATION:** Included ☒ Not Required ☐

**DISPOSITION:** \_\_\_\_\_

**AGENDA ITEM #** \_\_\_\_\_

## MEMORANDUM

**TO:** Thomas Willi, Monroe County Administrator

**THROUGH:** Timothy McGarry, Director of Growth Management

**FROM:** Joseph Paskalik, Sr. Director / Building Official

**DATE:** 4/27/05

**SUBJECT:** Water conservation measures

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In response to your memo regarding water conservation, the present code requirements are as follows:

- Lavatory, private 2.5 gpm at 80 psi
- Lavatory, public 0.5 gpm at 80 psi
- Lavatory, public, metering or
- self-closing 0.25 gallon per metering cycle
- Shower head 2.5 gpm at 80 psi
- Sink faucet 2.5 gpm at 80 psi
- Urinal 1.0 gal.per flushing cycle
- Water closet 1.6 gal. per flushing cycle

The new 2004 Florida Plumbing Code, which at this writing is to become effective July 1, 2005, incorporates two changes to the above figures:

- Lavatory, private 2.2 gpm at 60 psi
- Sink faucet 2.2 gpm at 60 psi

The current ROGO point system awards a point for installation of “ultra low volume plumbing fixtures” and those are:

- Toilets (water closets) 1.6 gal/flush
- Showerheads 2.5 gal/min.
- Faucets 2.0 gal/min.

It would appear that the present code requirements and the soon to be adopted new code requirements are as conservative as can be expected at this time with the exception of the faucets and that number is very close to the ultimate goal (2.0 gal/min.) in the ROGO points.

As for the waterless fixtures, the only fixture that I am aware of is the waterless urinal. Product information for this fixture type indicates that it is code approved and appropriate for the use in commercial applications and could be used in residential application; however, single-family residences are rarely equipped with a fixture of this type. The other pertinent factor of this product is the necessity for proactive monthly

maintenance of the chemical cartridges that disinfect the fixture in lieu of the water. Test reports indicate that the cartridges shall be replaced every three months or after approximately 7000 uses whichever comes first. This becomes a health problem if it is not maintained properly. Therefore, I do recommend that the product be used in commercial applications wherever possible, including all Monroe County owned and operated buildings. We have recently permitted one or two projects that have used the waterless urinals in public restrooms and the response from the public has been very positive. The one permit that comes to mind is the new restroom project at the Long Key State Park.

Please note that the use of this type of fixture is above the minimum code requirements and the Monroe County Commission could adopt a local amendment to the FBC to require this water saving device in all new commercial buildings. This is a complicated process and under the current guidelines would need to be repeated every three years as the FBC is revised unless the FBC adopts the measure into the Florida Code. The process includes the adoption of the amendment by the local board of county commissioners, public hearings, financial impact studies and is then subject to appeal by any affected parties to the local Compliance Review Board before it is transmitted to the Florida Building Commission for their approval.

At this time, I can recommend that Monroe County Board of County Commissioners adopt a resolution requiring that, where possible, all Monroe County owned and maintained buildings be equipped with the waterless type urinals.

However, as far as Monroe County adopting a local amendment to the FBC, I feel that the code is moving in that direction as we speak, and therefore a local FBC amendment is not recommended at this time.

I am not aware of any other types of water saving fixtures at this time, but I will keep researching this and inform you of any that I find that meet the code.

If you have any questions please feel free to contact me.